



156 Widney Road  
Solihull, B93 9BH  
£400,000

This renovated and extended mid-terraced property has been finished to a high specification with a number of quality features throughout to include; oak doors, underfloor heating, UPVC double glazing, gas central heating and an "Ocean" kitchen with integrated appliances. The property briefly comprises; two bedrooms, one bathroom, spacious lounge and an open plan kitchen/family room. It further benefits from ample storage space, a private rear garden and driveway parking for multiple vehicles.

This property is also being offered for sale with no onward chain.

The village of Bentley Heath is situated midway between Dorridge and Knowle, both of which offer an excellent range of amenities to include; primary and secondary schools (the nearby Arden Academy is rated 'Outstanding' by Ofsted), shopping and recreational facilities, a number of pubs and restaurants, a dentists and doctor's surgery. Dorridge railway station also offers regular, direct trains to Birmingham City Centre and London Marylebone. The property itself is conveniently located for major road networks with the M42 (J4) located just 2 miles away and this, in turn, provides links to the M1, M5, M6 and M40 motorways.



This property is set back from the road behind a block paved driveway, which provides parking for multiple vehicles. There are well-stocked borders to the side and a canopy storm porch sits above the composite front door with two inset obscure double glazed panels that opens into:

### Lounge

19'0" x 12'5" (5.80m x 3.80m)

UPVC double glazed window to the front, glazed panel through to the kitchen/family room, double doors to the cloak's cupboard, TV aerial point, digital underfloor heating control and tiled flooring (with underfloor heating). Door to:

### Kitchen/Family Room

21'7" (max) x 15'1" (max) x 9'10" (6.60m (max) x 4.60m (max) x 3.00m)

L-shaped; with UPVC double glazed window to the side, UPVC double glazed French doors leading out to the rear garden, staircase (oak balustrade with glazed inserts) rising to the first floor, digital underfloor heating control, fitted kitchen with a range of wall, drawer and base units with work surface over, inset stainless steel sink unit with chrome mixer tap over, built-in "Neff" electric oven with 'hide-and-slide' door, integrated "Neff" microwave combination oven, inset 4-ring induction hob with matching extractor fan over, integrated fridge-freezer, built-in "Neff" dishwasher, tiling to splashbacks and tiled flooring (with underfloor heating). Door to:

### Understairs Storage Cupboard

Housing the underfloor heating manifold.

### First Floor Landing

UPVC double glazed window to the rear, raised study area, oak doors to both bedrooms, bathroom and airing cupboard, digital heating control and radiator.

### Bedroom One

11'9" x 9'10" (3.60m x 3.00m)

UPVC double glazed window to the front, TV aerial point and radiator.

### Bedroom Two

11'9" x 9'10" (3.60m x 3.00m)

UPVC double glazed window to the front, TV aerial point and radiator.

### Bathroom

6'6" x 6'2" (2.00m x 1.90m)

Velux window, 3-piece suite comprising; square edged bath with chrome mixer tap, mains fed shower 'rain head' shower and handheld attachment over, 'floating' WC with concealed cistern, wall mounted wash hand basin with chrome mixer tap over, tiling to splashback areas, chrome ladder-style heated towel rail and tiled flooring.

### Airing Cupboard

Housing the wall mounted "Worcester Bosch" gas-fired combination boiler.

### Rear Garden

Paved patio and lawned areas all bound on three sides with timber fencing. There is an outdoor cold water tap as well as external lighting and a paved footpath, which provides access to the rear of the property for bins etc.

### Additional Information

Broadband:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 50 Mbps. For more information, please visit the link (<https://checker.ofcom.org.uk/>).

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Solihull Metropolitan Borough Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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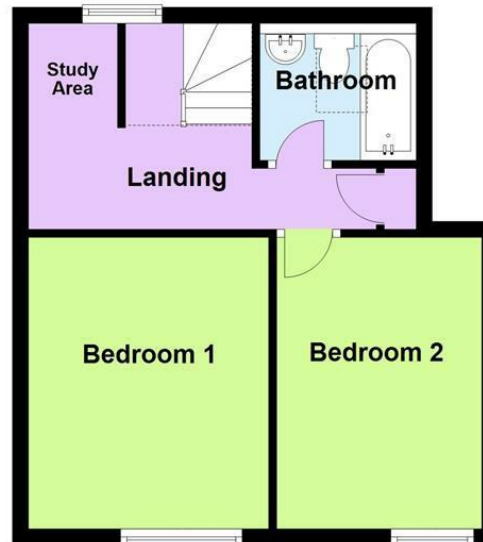




**Ground Floor**  
Approx. 46.7 sq. metres (503.0 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

